

BROOKINGS ORDINANCES

ORDINANCE NO. 06-O-575

AN ORDINANCE AMENDING SECTIONS 15.05.010, 15.10.100, 15.15.440, 15.15.450, 15.15.460 AND 15.15.480 OF TITLE 15 “BUILDINGS AND CONSTRUCTION” OF THE BROOKINGS MUNICIPAL CODE (BMC).

Sections:

Section 15.05.010	Adoption of Codes
Section 15.10.100	Permits and Plans
Section 15.15.440	Residential Construction
Section 15.15.450	Nonresidential Construction
Section 15.15.460	Manufactured homes
Section 15.15.480	Coastal high hazard areas

The City Of Brookings ordains as follows:

Section 15.05.010 Adoption of codes

- A. The Oregon Structural Specialty Code, including the appendices and Appendix J, provided however that ORS 455.320 shall not be applicable;
- B. The Oregon Mechanical Specialty Code;
- C. The Oregon Plumbing Specialty Code;
- D. The Oregon Residential Specialty Code specifically adopting and including Section 104.8, liability;
- E. The International Fire Code;
- F. The Uniform Code for the Abatement of Dangerous Buildings;
- G. The Manufactured Dwelling Standards;
- H. The Parks and Camps Rules

Section 15.10.100 Permits and Plans

A. Permits Required. No building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved or converted unless a separate permit for each building or structure has first been obtained from the building official. A building permit shall not be required for those structures listed in the edition of Oregon Structural Specialty Code Section 106.2 entitled “Work exempt from a permit.”

F. Retention of Plans. One set of approved plans, specifications and computations shall be retained by the building official for a period as specified in OAR 166-107-0010; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

Section 15.15.440 Residential construction

A. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one (1) foot above base flood elevation.

Section 15.15.450 Nonresidential construction

New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one (1) foot above base flood elevation; or, together with attendant utility and sanitary facilities, shall:

Section 15.15.460 Manufactured homes

All manufactured homes to be placed or substantially improved within Zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of BMC 15.15.380(B).

Section 15.15.480 Coastal high hazard areas

Located within areas of special flood hazard established in BMC 15.15.260 are coastal high hazard areas, designated as Zones V1-V30, VE and/or V. These areas have special flood hazards associated with high velocity waters from tidal surges and, therefore, in addition to meeting all provisions in this chapter, the following provisions shall also apply:

A. All new construction and substantial improvements in Zones V1-V30 and VE (V if base flood elevation data is available) shall be elevated on pilings and columns so that:

1. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to one (1) foot above the base flood level; and

First Reading: June 26, 2006

Second Reading: June 26, 2006

Passage: June 26, 2006

Effective Date: July 1, 2006

INTRODUCED AND ADOPTED By the City of Brookings Council and signed by me in

authentication of its passage the 26th day of June 2006.


Mayor Pat Sherman


Paul Hughes, Finance Director/Recorder